Before the Board of Zoning Adjustment, D. C.

Application No. 12052, of Leonard Schempp, pursuant to
Sub-section 8207.1 of the Zoning Regulations, for a
variance from the rear yard requirement (Sub-section
3304.1) to permit a rear addition in the R-1-B District
at the premises 3365 Runnymede Place, N. W., (Square 2008,
Lot 2).

HEARING DATE: January 21, 1976

DECISION DATE: January 21, 1976   (From the Bench)

FINDINGS OF FACT:

      1.   The property is located in a R-1-B District.

      2.   The applicant proposes to build a one-story
addition at the rear of the existing dwelling.

      3.   The rear wall of the addition was to be located
at least 25 feet from the rear of the lot, when the lot was
assumed to be 50 feet wide by 100 feet deep.

      4.   The Surveyor has determined that the lot is only
98.75 feet deep.

      5.   Construction has started on the addition, and the
rear part of the foundation has been set in place.

      6.   The applicant requests a variance of .9 foot.

      7.   There was no opposition to the application.
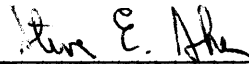
CONCLUSIONS OF LAW:

      The Board concludes that this is an area variance,
the granting of which would require the showing of a practical
difficulty. The Board concludes that the relocation of the
foundation which was placed in relation to an improper lot

depth does constitute such a difficulty. The Board
concludes that the requested relief is so minimal as
to have no adverse neighborhood impact. It is therefore
ordered that the application be GRANTED.

VOTE: 4-0 (Dr. Lewis, Lilla Burt Cummings, Esq., Mr.
             Harps and Mr. McCants to grant, Mr. McIntosh
             not present, not voting).

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY:_____
                     STEVEN E. SHER
                Acting Secretary to the Board

FINAL DATE OF ORDER: MAR   1 1976

        THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF
SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR
OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF HOUSING AND
COMMUNITY DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE
EFFECTIVE DATE OF THIS ORDER.